

**CITY OF GROVE CITY, OHIO  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING**

**July 27, 2010**

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The meeting was called to order at 1:32 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. Phil Honsey; Mr. Gary Leasure; Mr. Marv Holt; Mr. Mike Linder, and Mr. Dan Havener. Others present: Kim Dooley, Planning and GIS Specialist; Kyle Rauch, Development and Planning Officer; Jennifer Readler, SZD; Ryan Andrews, EMH&T; Christy Zempter, Planning and Zoning Coordinator; Chuck Boso, Development Director and Tami Kelly, Clerk of Council

Chair Holt noted a quorum was present. There were no changes to the minutes of the June 29, 2010 regular meeting. Therefore, they were approved by unanimous consent.

**ITEM #1      JAK Properties - Preliminary Development Plan      (Project ID# 201005070022)**  
**3722 Grove City Road**

**Applicant: Kevin & Kerry Ferguson, 2919 Dunhurst Court, Grove City, Ohio 43123**

The applicant is requesting approval to demolish an existing single-family residence and construct two (3) three-unit structures or maintain the existing single-family residence and construct one (1) twin-single structure on .645 acres with a density of 9.3 or 4.65 dwelling units per acre respectively. The new structures are proposed to be ranch style with a brick exterior and hipped roof.

Mr. Tom Clark, Esq. and Mr. Kerry Ferguson were present to speak to this item. Mr. Ferguson distributed new packets for Commission Members. Chair Holt requested clarification as to any changes that may exist between the original packets distributed a month ago and those being distributed today.

Discussion took place regarding the date of the plans and whether changes had been made. Mr. Ferguson's architect had submitted a letter indicating responses to staff's requests and the plans reflect those responses. Mr. Rauch agreed that a letter had been submitted addressing each comment, but not to staff's satisfaction. Mr. Rauch further indicated that the plans as submitted today are not supported by staff.

Mr. Honsey noted for the record that the plans being reviewed today have an incorrect date of May 5, 2010, but revisions appear to have been made to those plans since then and Planning Commission will move forward with the belief that the plans before them today have been revised.

Mr. Honsey asked for clarification on the preliminary plan process. Mr. Rauch stated that the preliminary plan is a non-binding document, a concept plan where changes can happen until approval of the final development plan. The only thing that is binding is approval of a final development plan. Chair Holt added that the preliminary plan allows an opportunity for more communication with the applicant.

Mr. Rauch stated the applicant is proposing to rezone the property to PUD-R, which refers back to the A-1 requirements, but their proposed setback does not meet the minimum required setback. They are proposing six and one-half foot and twenty-five and one-half foot set backs, but the minimum setback is sixty feet. Chair Holt suggested that Planning Commission would have the ability to recommend a variance to Council on the setback requirement. Mr. Clark agreed and stated that staff had recommended rezoning to a PUD-R to enable the project to fit the situation.

Mr. Rauch stated that staff is willing to work with the applicant and the main concerns are the setbacks and the parking lot being too large for the proposed use. Applicant was requested to consider either two or three doubles to maintain the density they wanted, but allowing it to fit better into the character of area. This area is mainly single family homes on smaller lots. Mr. Rauch further suggested a rezoning to PUD-R D1, eliminating the parking lot and building doubles would alleviate the need for most of the variances and would be more in character with the area.

Mr. Leasure questioned if eliminating the parking lot would still allow the parking needs of the residents to be met. Mr. Rauch stated that the parking requirements could still meet code and the needs of the residents without having the large parking area.

Mr. Honsey stated this plan has a great potential to improve the landscaping in this area, especially with the neighbors to the north. Mr. Leasure also agreed it would be a great enhancement to the neighborhood with cooperation from everyone.

Discussed document distributed by Mr. Clark containing information on the history of multi-family housing in the general area of the town center.

Mr. Ferguson stated he understood staff's recommendations and was willing to change the hip roof to a gable roof and put siding on the gables to comply with the neighborhood more and would side the house, but felt the brick would look nicer. Mr. Rauch stated they wanted to break up the mass of the structure with other elements in addition to the brick. Mr. Ferguson stated they were willing to work with staff.

Mr. Rauch stated staff was not against the project in total, but wanted to ensure that good design occurs and felt this project needs some adjustments to achieve the best design and wants to work with the applicant further.

Mr. Ferguson stated he understood staff's position, but as a business owner in Grove City, he has his own staff depending on him for a paycheck and this project will enable him to create work out of his own space.

Ms. Kelly stated that Mr. Paul Cook, property owner to the north had called her and indicated that he was not in favor of the plan. Mr. Chuck Boso also stated that Mr. Cook had contacted him as well. Mr. Rauch stated the neighbor to the east had contacted him a few times to express concerns with the project.

Chair Holt stated it appears that some issues still need to be resolved and the applicant should work with staff to resolve the outstanding items.

Chair Holt noted the following stipulation:

1. Applicant shall work with staff to resolve outstanding issues.

Mr. Ferguson agreed to work with staff. Mr. Clark noted that the goal of the preliminary plan was to get issues worked out so things would go smoothly when the final development plan was submitted.

Mr. Leasure made a motion that the JAK Properties – Preliminary Development Plan be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mr. Linder. The motion was unanimously approved.

**ITEM #2      Love Chiropractic Care, Inc. dba Southwest Chiropractic – Development Plan**  
**Lot 9 – Hoover Road      (Project ID# 201006070027)**

**Applicant: Dr. Christopher Love, D.C., 3009 Columbus Street, Grove City, Ohio 43123**

Applicant is requesting approval to construct a 3,000 square foot medical office building on .459 acres. This application was previously approved in 2009, but construction did not occur within the required 12 months prompting a new application.

Mr. Rauch indicated the applicant is requesting a deviation from parking standards to allow 14 parking spaces instead of the required 20 parking spaces, which staff supports.

Dr. Love and Mr. Thomas Coffey were present and spoke to this item.

Chair Holt noted that there are no stipulations associated with this item and Planning Commission supports the requested deviation from parking standards to allow 14 parking spaces.

Mr. Honsey made a motion that the Love Chiropractic Care, Inc., dba Southwest Chiropractic – Development Plan be recommended for approval as submitted including the requested deviation from the parking standards; seconded by Mr. Leasure. The motion was unanimously approved.

**ITEM #3      Broadway Design Group - Certificate of Appropriateness (Exterior Building Alteration)**  
**3929 Broadway      (Project ID# 201007230034)**

**Applicant: Chris & Shelly Boso, Birch Bark Circle, Grove City, Ohio 43123**

The applicants are requesting approval to replace an existing tan canvas awning with a black fabric awning utilizing the existing sub-frame and maintaining the same shape and dimensions.

The applicants were not present at the meeting. Mr. Rauch had discussed the stipulation with Mr. Boso and he was agreeable to the stipulation.

Chair Holt noted the following stipulation:

1. Signage shall utilize white letters that are no more than eight inches in height and shall conform to the area requirements as set forth in the Zoning Code.

Mr. Honsey stated this was an area of the code that is being reviewed for possible amendments which would allow a simple change such as this application to be approved by the Chief Building Official and not require an appearance before Planning Commission and Council.

Mr. Honsey made a motion that the Broadway Design Group – Certificate of Appropriateness – Exterior Building Alteration be recommended for approval to Council with the stipulation as noted by the Chair, seconded by Mr. Leasure. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:23 p.m.